

COMMUNITY FACILITIES ELEMENT

GOAL

Assure provision of public services and facilities concurrent with need.

IMPLEMENTING PRINCIPLES

- Provide for the development of essential schools, parks and library facilities; police and fire protection services; and public utilities.
- Foster convenience, safety, enjoyment and community identity by including public facilities and services that will be needed by Subarea residents.

The principal goal in providing public facilities and services to Subarea I is to ensure that adequate public services will be available concurrent with need. Since many of the proposed public facilities will also serve the needs of adjacent properties and communities, timing and financing becomes a critical component in the implementation of public facility and service needs.

The public facilities provided within Subarea I include schools, parks, fire services and public utilities. A number of these facilities have already been guaranteed or otherwise considered as part of the adoption of the Black Mountain Ranch VTM/PRD.

A. POPULATION-BASED PARKS

The General Plan provides guidelines and standards for population-based parks and facilities. Specifically identified in the General Plan are neighborhood parks and community parks. The guidelines for each type of park are:

- The design for a neighborhood park is determined by neighborhood characteristics and community desires and generally provides multipurpose courts, open play lawns, tot lot and picnic areas. They should serve a population of 3,500 to 5,000 within a 0.5-mile radius and usually encompass ten acres, or five useable acres when located adjacent to an elementary school.
- The design for a community park provides for a wider range of active recreation facilities and amenities. They generally include lighted multipurpose sports fields, restrooms, a recreation building with gymnasium, swimming pool, lighted tennis courts, lighted multipurpose courts, picnic shelters, open lawn areas, tot lots and parking lots. They serve a population of 18,000 to 25,000 within a 1.5-mile radius. Ideally, community parks comprise 20 acres or 13 useable acres when located adjacent to a middle school.

Neighborhood Parks

A total of ten useable acres divided between two sites will serve as neighborhood parks within Subarea I. One of the neighborhood parks is located at the South Village adjacent to the elementary school site. The other is adjacent to the elementary school site in the western portion of the North Village. Both are five-acre parks and will be publicly owned and maintained.

Community Park

Subarea I has a community park located in the southeastern portion of the Black Mountain Ranch VTM/PRD area. It lies on the west side of Carmel Valley Road, across from a reservoir. It is a 40-acre parcel, to be publicly owned and maintained. Of the 40-acre total, 30 acres will be developed for park purposes and the remaining area will remain in open space. **Figure 2.3**, Land Use, shows the community park location. This community park will serve Subarea IV, Torrey Highlands, in addition to Subarea I. Neither subarea contains sufficient population to support or require a community park by itself.

B. SCHOOLS

Subarea I is located entirely within the Poway Unified School District (“District”). Most schools in this District are currently operating at or above their designed capacity. Given this circumstance, new students can only be accommodated through expansion of facilities and development of new schools. Under the terms of already approved development within the Black Mountain Ranch VTM/PRD, an agreement has been entered into with the District to provide additional funding so the District can accommodate the increase in students. This agreement also provides for new school sites within the Black Mountain Ranch VTM/PRD, fair share participation in the future development of new schools, and a number of other elements. These school agreements are the basis for agreements covering the development of the balance of Subarea I.

A ten-acre area elementary school site is designated in the southwestern portion of Black Mountain Ranch adjacent to the South Village. An additional ten-acre elementary school site is designated in the West End of the North Village (**Figure 2.5** and **Figure 2.8**).

In the southern portion of Subarea I (south of Camino Ruiz) the previously approved Black Mountain Ranch VTM/PRD showed a high school site. Since approval of the BMR VTM/PRD, the District has relocated this high school entirely within Subarea IV to the south of Black Mountain Ranch. This former high school site is designated for residential uses in this Plan.

The Black Mountain Ranch VTM/PRD also provides a portion of a middle school site along the south boundary of the Subarea. The balance of the middle school site is within Subarea IV (**Figure 2.3** and **Figure 5.1**).

At the eastern end of the North Village, the District has acquired 40 acres from Black Mountain Ranch developers and is in the process of acquiring an additional 20 acres on the adjacent 4S Ranch for the development of a high school. This 40 acres is designated a high school site in this Plan (**Figure 2.5**).

The District has an option to acquire an additional 20 acres from the Black Mountain Ranch developers to the north of this high school site for a middle school. This option parcel is designated a middle school site in this Subarea plan (**Figure 2.5**).

School Facilities Master Plan and Financing Plan

Development projects within Subarea I will be required to comply with school financing and phasing identified by the District in its School Facilities Master Plan and Financing Plan for the Black Mountain Ranch Subarea. The Schools Financing Plan is subject to adjustment from time to time to reflect the educational policies adopted by the District. As provided in the Schools Finance Plan, the District will form a community facilities district (CFD) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, to provide a method of phasing and financing school facilities required to accommodate development of all properties within the Subarea.

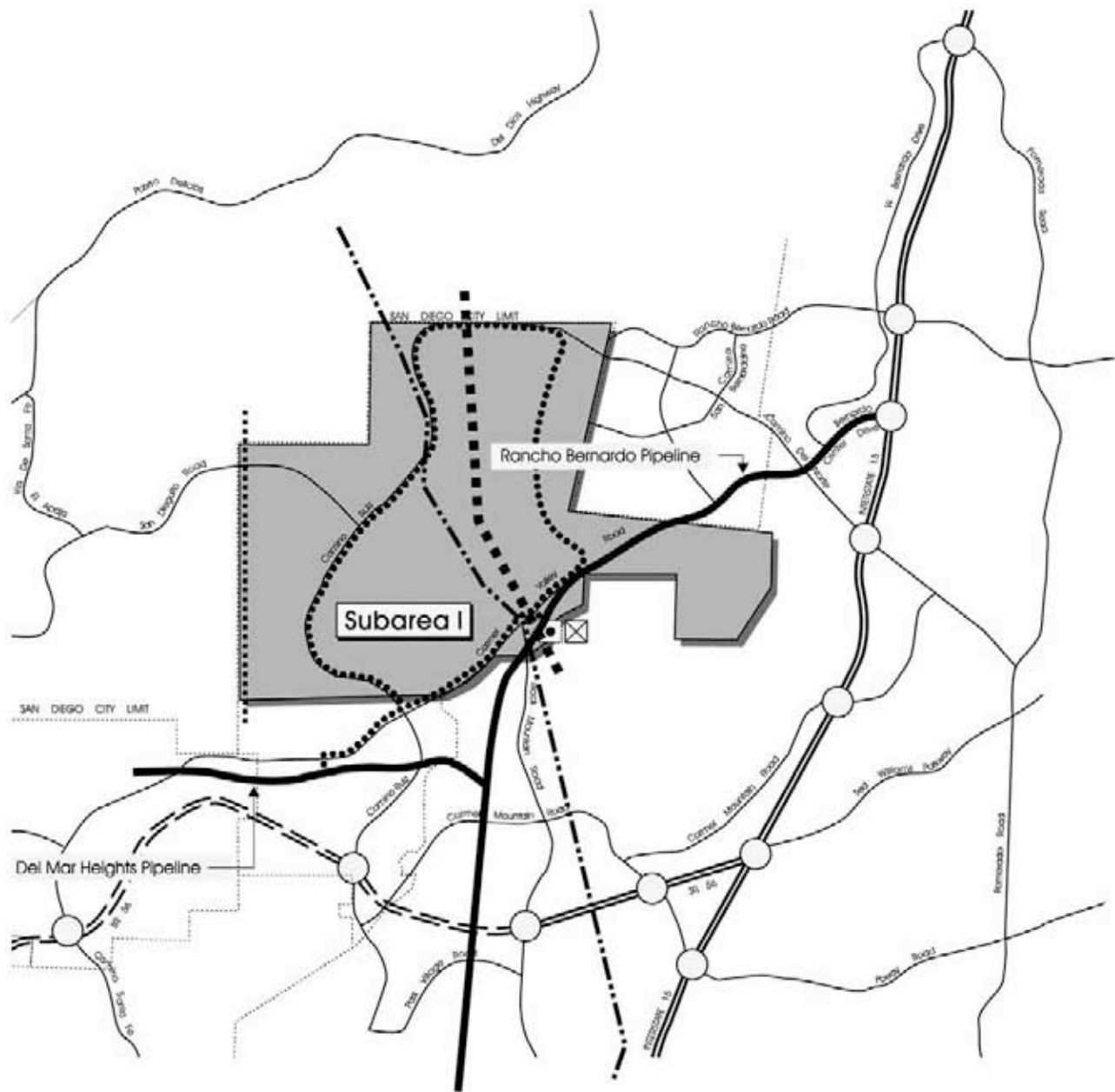
C. LIBRARY

The General Plan establishes guidelines and standards for branch libraries. Branch libraries should serve a resident population of 30,000. A branch library may be established when a service area, which is expected to grow to 30,000 residents within 20 years of library construction, has a minimum population of 18,000 to 20,000. Furthermore, the maximum branch library service area should be a two-mile radius. Branches should be located in areas of intense people activity and where trips can be combined with other daily trips. The minimum floor area for branch libraries is 10,000 square feet.

The nearest existing branch library to Subarea I is the Rancho Peñasquitos Library located on Salmon River Road, a new 20,000-square-foot facility (**Figure 5.1**). The Rancho Bernardo Library is located within Rancho Bernardo along Bernardo Center Drive, approximately three miles east of the Black Mountain Road/Camino del Norte intersection. Carmel Mountain Ranch has a branch library located on World Trade Drive, approximately two miles east of Subarea I.

The population of Subarea I alone is not sufficient to warrant a branch library. However, the combined population of the NCFUA warrants construction of one branch library in Subarea III. The Pacific Highlands Ranch Plan for Subarea III designates a site in the Mixed-Use Center of Subarea III. A small satellite facility which might operate in conjunction with an institutional user in the North Village, such as a community college, is also a possibility, but is not required as a population-based facility.

Timing of a new library will depend on need, as evidenced by population growth within the North City Future Urbanizing Area. Subarea I will provide its proportionate share of funding for library facilities in the NCFUA based upon a Public Facilities Financing Plan.



Legend



Pipelines



San Diego CWA
Second Aqueduct



Proposed Black Mountain
Water Treatment Plant



Black Mountain Ranch
Reservoir Site



Black Mountain Ranch
Proposed Water
Transmission Loop



100' wide SDG&E Power
Transmission Easement



200' wide SDG&E Power
Transmission Easement



Domestic Water and Power Facilities

Black Mountain Ranch Subarea Plan

5.2

FIGURE

D. LAW ENFORCEMENT

The City of San Diego Police Department does not anticipate a need for a substation in the North City Future Urbanizing Area. Nonetheless, a leased storefront or a substation could reasonably be located in the North Village.

Subarea I will be serviced by the San Diego Police Department, Beat 233 of the Northeastern Division, located at 13396 Salmon River Road, approximately two miles south of the site. To provide adequate police protection service to the community, the San Diego Police Department strives to maintain 1.4 officers per 1,000 people. Response time varies depending on unit availability and time of day.

The Northeast Division of the Police Department anticipates an emergency response time of 7.4 minutes and routine response time of 8.3 minutes for the project area.

Subarea I will provide its proportionate share of funding for law enforcement facilities in the NCFUA through a Public Facilities Financing Plan.

E. FIRE PROTECTION

Subarea I is within the service area of the City of San Diego Fire Department. A fire station site has been designated in the center of the North Village along Camino del Norte. A second fire station site is designated in the South Village adjacent to Camino Ruiz (**Figure 2.5** and **Figure 2.8**).

Subarea I will provide its proportionate share of funding for fire protection facilities in the NCFUA through a Public Facilities Financing Plan.

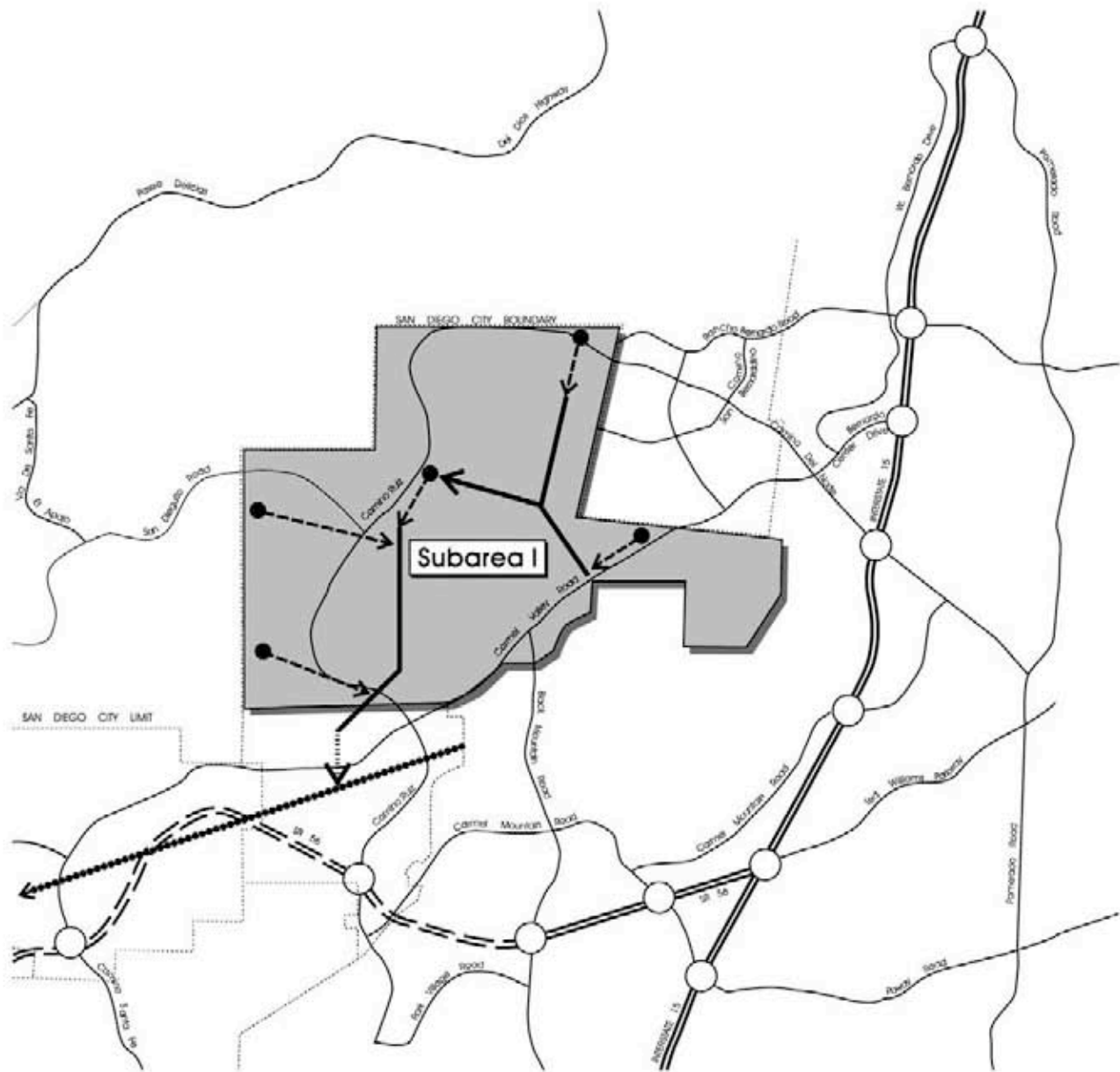
Through the provision of fire stations within the Subarea, Subarea I will comply with City of San Diego Fire Department requirements necessary to achieve the City's six-minute response time.

F. PUBLIC UTILITIES

The provision of water, sewer, storm-water management, electric, phone and cable television services will occur as part of the subdivision map process. Although several of these facilities will cross the MHPA, such uses are allowed and will be constructed to avoid sensitive resources as much as possible. Disturbed areas will be revegetated. Areas that cannot be revegetated (e.g. access roads) will be mitigated per MSCP ratios.



Water and Wastewater Facilities

Currently, the San Diego County Water Authority (CWA) Second Aqueduct traverses Subarea I, and the Carmel Valley Trunk Sewer runs near the southern boundary. In anticipation of development associated with the Black Mountain Ranch VTM/PRD, domestic water and wastewater facilities which will serve Subarea I are in final design with construction of initial stages due to start in 1998. These facilities include major water transmission lines and a major domestic water storage reservoir interconnected



Legend

-  Existing Carmel Valley Trunk Sewer
-  Proposed BMR Trunk (gravity)

-  Proposed Pump Station Sites
-  Proposed Force Mains



Wastewater Collection Facilities
Black Mountain Ranch Subarea Plan

5.3
FIGURE

with the existing regional water supply system. They also include a major trunk sewer linking Black Mountain Ranch to the existing Carmel Valley Trunk Sewer.

Figure 5.2, Domestic Water Facilities, and **Figure 5.3**, Wastewater Collection Facilities, identify the proposed routing, reservoir, or pump station location designed to accommodate development within Black Mountain Ranch.

The City of San Diego Water Department has studied the feasibility of acquiring land for and constructing the Black Mountain Water Treatment Plant (BMWTP) (LDR No. 98-0389, SCH No. 99051062) adjacent to the Black Mountain Ranch Reservoir site as indicated on **Figure 5.2**. While the majority of the potential BMWTP site is outside of Subarea I, the northwesterly 16 acres of the site is within Subarea I adjacent to the Black Mountain Ranch Reservoir site.

Reclaimed Water

City of San Diego Ordinance No. 0-17327-NS (New Series) (adopted July 1989) requires use of reclaimed water, when available, for irrigation of landscape areas as allowed by county Health Department Regulations. Subarea I is outside of the service area of existing reclaimed water supplies. Two sources of reclaimed water supplies are potentially available to Subarea I; a facility at 4S Ranch in the county of San Diego managed by the Olivenhain Municipal Water District and City of San Diego facilities at Mercy Road and I-15 south of the Subarea. If reclaimed water ultimately becomes available to Subarea I from one of these potential sources it would be used primarily for irrigation of common landscaped areas and golf courses.

G. SOLID WASTE SERVICE

Solid waste generated in Subarea I will be transported to the Miramar Landfill, which is owned and operated by the City of San Diego. In order to extend the life of the City's solid waste system, the City has adopted a recycling ordinance and a Source Reduction and Recycling Element (SRRE). The SRRE includes programs for curbside pickup of recyclable materials, such as cans and white paper, and community recycling of household items. Subarea I will comply with the SRRE.

H. AMENITIES

A number of community facilities will be privately developed, owned and maintained as project or community amenities. Typical facilities in this category include: churches, day care centers and recreation centers. Such facilities are appropriate and desirable elements of the North and South Village mixed-use cores.

Village Greens/Plazas

A park/plaza, identified as the Village Green, is designated in the North Village area in association with the mixed-use core. This park/plaza area will be owned and maintained by the village core property owners and is intended to be fully integrated into the mixed-use plan as an urban amenity.

Another park/plaza is designated in the South Village area in association with the mixed-use core there. This park/plaza area will also be owned and maintained by the village core property owners and integrated into the mixed-use plan as an urban amenity.

Golf Courses and other Privately Owned Open Space

Two privately owned golf courses are located within the Black Mountain Ranch VTM/PRD area. Each 18 holes, the two courses cover approximately 600 acres.

The northern course runs east-west along the central riparian corridor, and the southern course winds through residential areas across from the South Village. These courses will be privately owned, operated and maintained. Other non-resource-based privately owned open space areas include brush management lots, open reservoir sites, desilting basins, association parks and recreation lots. These areas total approximately 450 acres and will be privately owned and maintained. **Figure 2.3**, Land Use, best shows the golf courses in relation to adjacent uses. The non-resource-based privately owned open space areas are best seen in **Figure 3.2**, Open Space, where they are designated Amenity Open Space. (The narrow bands of Amenity Open Space surrounding residential areas are brush management areas. The Black Mountain Ranch Design Review Guidelines, approved as part of the Black Mountain Ranch VTM/PRD, includes a table, “Brush Management Program by Lot,” which defines the actual acreage associated with each lot, as designated on the VTM.)

I. PUBLIC FACILITIES FINANCING PLAN

The Black Mountain Ranch Public Facilities Financing Plan (PFFP) provides a financing program for public facilities required to serve Subarea I. The PFFP contains an estimate of the cost of required facilities to be funded in full or part by development in Subarea I and allocates those costs to different land uses and development types within the Subarea. The PFFP establishes a range of fees for development within Subarea I which is the primary source of funding for facilities serving Subarea I. The PFFP outlines a program for funding facilities concurrent with the need for those facilities. Typical facilities funded through the PFFP are: fire stations, libraries, parks, trails, wildlife crossings and major transportation facilities.